

Recently refurbished, character, 2 bedroom house with garden in the town of Chabanais.



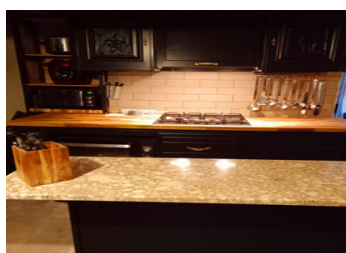
## INFORMATION

Town:	Chabanais
Department:	Charente
Bed:	2
Bath:	1
Floor:	111 m2
Plot Size:	264 m2

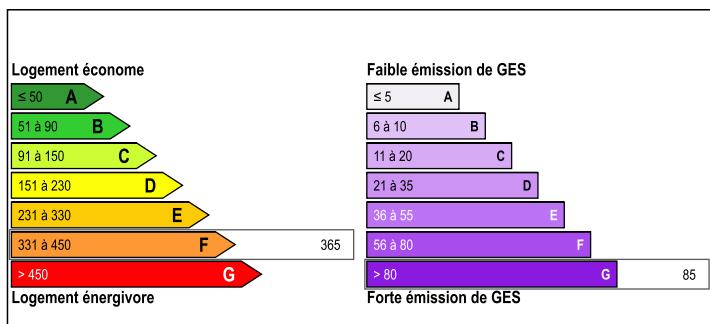
## IN BRIEF

The property is in the popular town of Chabanais which is on the picturesque river Vienne, with many amenities, including: boulangeries, bars, cafes, restaurants, school, doctors, pharmacy, super market, DIY etc.

Just 14 minutes from the larger town of St Junien with its historic old town and many large commerces and hospital.

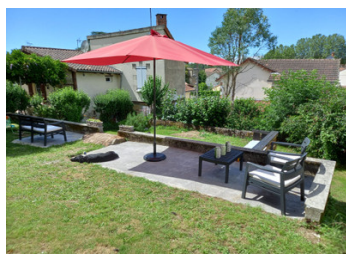


## ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house, which has been recently refreshed, comprises on the ground floor: Entrance hall, character kitchen, WC. Stairs to first floor landing, bathroom, 2 bedrooms, inner hallway/office space, spacious sitting room with new pellet burner, character feature fireplace and bar. A door from this room leads to a small back terrace and the garden is opposite on two levels, enjoying a sunny southern aspect. There is a shed in the garden for extra storage.

Short walking distance to the town of Chabanais  
St Junien 14 minutes

Limoges AIRPORT 39km / Limoges city 46km

Angouleme City with fast train link 53 minutes

## LOCAL TAXES

**Taxe foncière: 1128 EUR**

**Taxe habitation: EUR**

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES